

CITY OF ANGELS
PLANNING COMMISSION
SUMMARY MINUTES

Regular Meeting of Thursday February 11, 2010
City Fire House 1404 Vallecito Road
Angels Camp, California

CALL TO ORDER

The meeting was called to order by Chairman Gary Croletto at 6:05 P.M.

PLEDGE OF ALLEGIANCE

ROLL CALL

Commissioners Present: Chair Croletto, Vice-Chair Middleton, and Commissioner Rowe,
and Commissioner Cullick

Commissioner Absent:

Staff Present: Planning Director David Hanham, and Deputy City Clerk Jennifer
Preston

APPROVAL OF MINUTES

1. Approval of the January 11, 2010 Planning Commission Minutes.

Discussion was that staff should go back and listen to the tapes and verify modifications requested by the Planning Commission.

MOTION BY COMMISSIONER ROWE AND DULY SECONDED BY COMMISSIONER MIDDLETON AND CARRIED 4-0 TO APPROVE THE JANUARY 14, 2010 PLANNING COMMISSION MEETING MINUTES AS AMENDED WITH VERIFICATION OF ITEM #2. (NOTE: #2 sent by email to Planning Commissioners on 2/24/2010 for review and approval)

VERIFICATION OF RESOLUTIONS

2. Resolution 2009-24. A resolution of the City of Angels Planning Commission recommending to the City Council to approve an amendment to Section 17.12.020 Zoning Map.

The consensus of the Planning Commission was that all of the concerned items were addressed in the Resolution 2009-24 and is accepted to proceed to the City Council.

OATH OF OFFICE

3. Deputy City Clerk Jennifer Preston swore in new Planning Commissioner Donna Griffin.

PUBLIC COMMENTS

OPENED 7:01 P.M.

CLOSED 7:02 P.M.

COMMUNICATIONS AND PETITIONS

None

PUBLIC HEARING

PLANNING COMMISSION MATTERS

4. Resolution of Intention 2010-01: Review of Section 17.69 Off-Street Parking

Planning Director Hanham presented the staff report and Resolution 2010-01, a resolution of intent to of the City of Angels Planning Commission to initiate an amendment to Title 17, Chapter 69, Off-Street Parking.

Commissioner Cullick asked if this Resolution is giving staff permission to study the parking requirements, and how is staff going to do the study.

Planning Director Hanham stated that we will be taking a look at the City's existing ordinance, and look at parking downtown, size and width of the 200 spaces, and look at different codes from Sonora, Jackson, Stockton, Modesto, Manteca, and Turlock.

Commissioner Cullick stated that we need to do an assessment for downtown and not for the downtown of today but from 20 years from now when hopefully all of the stores are full.

Planning Director Hanham stated that the goal is to get all of the square footages of the buildings downtown and go from there.

Commissioner Middleton had no comments at this time.

Commissioner Rowe stated that she had pulled the parking issues from the General Plan and believes that we should have that information in front of them when we talk about parking.

Commissioner Griffin stated that she believes that if anything we need to have more parking because of the theater, they are very busy and that is great. The parking lot behind the buildings never gets used, so we need better signage for those parking areas.

Chair Croletto stated that in 2007 the Historical Committee gave a list to the City, and a work order, that said we need better signage for the parking areas. Also when we get to the uses for parking we need to make sure everything matches from our definitions that we have established. In some cities they are making a certain percentage of parking available for compact cars.

Commissioner Cullick stated that we should go ahead and do the signage as soon as possible.

MOTION BY COMMISSIONER MIDDLETON AND DULY SECONDED BY COMMISSIONER GRIFFIN AND CARRIED 5-0 TO APPROVE RESOLUTION 2010-01 A RESOLUTION OF INTENT OF THE CITY OF ANGELS PLANNING COMMISSION TO INITIATE AN AMENDMENT TO TITLE 17 CHAPTER 69, OFF-STREET PARKING.

5. Resolution 2009-27 New Sign in Historical District at 1211 S. Main

Planning Director Hanham presented the staff report and Resolution 2009-27, a resolution for a new sign in the Historical District at 1211 S Main.

Don Gifford stated that we will be changing the sign some by adding times of our services to the side of the original sign, and we will be getting a new sign permit for that.

Commissioner Cullick has no comment at this time.

Commissioner Middleton stated that the application states the parcel number is 062-004-086 but on the Resolution it says that the parcel number is 062-004-049.

Planning Director Hanham stated that the correct parcel number is 062-004-086.

Commissioner Rowe has no comment at this time.

Commissioner Griffin has no comment at this time.

Chair Croletto stated that the staff report date should be February 11, 2010, and the Resolution should be also dated February 11, 2010. Location should be on the railing and not on the building, above the first floor roof line.

MOTION BY COMMISSIONER ROWE AND DULY SECONDED BY COMMISSIONER CULICK AND CARRIED 5-0 TO APPROVE RESOLUTION 2009-27 FOR PROJECT NO. 2009.52 A SIGN PERMIT IN THE HISTORIC DISTRICT FOR "FAMILY COMMUNITY CHURCH".

6. Large Format Ordinance Review

Planning Director Hanham presented the staff report for the Large Format Ordinance Review. The Commission asked for more information on outside storage so staff brought back to you some different Ordinances that have outside storage in them for you to take a look at including Stockton, Manteca, Truckee, and Turlock.

Chair Croletto stated that what the Commission should do is use the Manteca's code as a base to start with and then we could take away things or add different codes from others to make it suit Angels. Look at a fixed period of time for temporary sales, and outdoor displays for permanent sales. We need to separate storage and outside sales.

Commissioner Middleton stated if we want to do a tent sale we should have a time period requirement for sales like that.

Chair Croletto stated that is why we need to start with a rough draft and bring it back to the next meeting to compare what everyone thinks. Turlock also broke out vacant lots and we need to have something similar because we have some vacant lots downtown.

Commissioner Cullick stated that we should have something to say about what stores can have, so much storage compared to retail space or a percentage of that.

Chair Croletto stated that if the Commission concurs we should bring this back after we make a rough draft.

Commissioner Rowe asked if we are only talking about the 80,000 sq. ft. stores or everyone.

Planning Director Hanham stated that this only is talking about the (SC) Suburban Commercial Zone District. In the next meeting I will bring back the Ordinance with all the storage included.

It is the consensus of the Planning Commission to review the different codes and make a rough draft to bring back to the next meeting.

7. City of Angels Camp Traffic Mitigation Fee Program Update.

Planning Director Hanham presented the Traffic Mitigation Fee Program Update with all Commissioners having their own copy of the report. With monies from the (OWP) Overall Work Program we had a traffic study done. What this report does is that it says what we charge developers when they come into build. I would like all comments from the Commission emailed to me by March 3rd, 2010. The South East Bypass is not including in this report because it is a Tier I project and it is Cal Trans Funded. Our Traffic Mitigation Fee as of right now is \$4244.00 and this report proposes an increase of the fee to \$4957.00, which is a difference of \$713.00.

The power went out at 8:40 pm at the Fire House so the rest of the meeting was not recorded.

COMMITTEE REPORTS

8. Joint City Council/Planning Commission Workshops – Chairman Croletto.

Chair Croletto reported that the re-zoning workshop will be on March 2nd, and the City Police Powers will be on March 16th.

9. Infrastructure Committee – Chairman Croletto

Chair Croletto reported that most of the same issues were covered and some new issues were the New Melones fishing issue, water service bills, and grants.

10. Traffic Circulation Committee- Commissioner Middleton

Commissioner Middleton reported that the committee had met prior to this meeting and discussed the Traffic Mitigation Fee, Off-Street Parking issues, and the PSR for Highway 4.

11. General Plan Implementation-Commissioner Rowe

Commissioner Rowe stated that staff needs to set up a meeting for this committee.

12. BLT-Commissioner Rowe

Commissioner Rowe stated that the BLT is working on naming the mascot, they would like to see the new Brand on all the City's letters; also discussed was temporary signs that point to downtown, grant money, bike racks, a new chef at the Merchantile, and in October there will be a Bear Valley event called the True Mudders that includes biking, hiking, and climbing. Commissioner Rowe also stated that she needs another Commissioner to take her place at the next BLT meeting because she will be out of town.

COMMISSIONER'S REPORTS

13. Action List-Chair Croletto

Chair Croletto handed out the Action List dated 2/11/10. (Attachment 1).

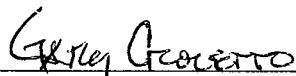
Commissioner Middleton stated that he will not seek reappointment for Planning Commission when his term expires in June.

Commissioner Cullick stated that he will be out of town from February 17th to March 3rd.

STAFF REPORTS

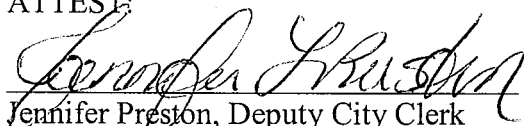
Planning Director Hanham reported that the Housing Element has been certified by the state and will be good for the next 7 years. McDonald's turned in their plans and filed a CUP and hopefully staff will be bringing that to you in the May meeting. The Angels Camp Master Bike and Trail Plan have been finalized with the contract going to RRM Design group. I will be bringing back the Tree Ordinance to the next meeting. Staff has received an application for a Bunk House at Greenhorn Creek. When I spoke at the ACBA meeting, I believe that it went well and there were a lot of people there.

MEETING WAS ADJOURNED AT 9:15PM.



Gary Croletto, Chairman

ATTEST:



Jennifer Preston, Deputy City Clerk

Attachment 1

2/11/2010

[illegible]